

RF-10
PREVIEW



ALARA II

SOUTH SURREY

SYMBOLIC
Construction Group
www.symbolicconstruction.com

DUPLEX
PREVIEW



ALARA II

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RF-13
PREVIEW



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A paradigm of elegance and comfort

The properties at ALARA II are an exclusive real-estate opportunity for connoisseurs of tradition. Each property is thoughtfully designed so you and your family can prioritize the moments that matter be it watching the kids in the backyard or gathering in the kitchen.

**Created
by Our
Family for
Yours**

ALARA II

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RF-10

Single family dwelling with detached garage

Features

- Elevated Exteriors
- Thoughtful Interiors
- Master Retreats
- Chef's Kitchen
- Inspired Bathrooms

Elevated Exteriors

- Single family homes with a charming blend of farmhouse and craftsman-style architecture
- Durable, beautiful Hardie board siding with duroid shingles roof details
- Fully finished, detached double-car garage with 8' door and two remote openers
- 40-amp, 240 volt dedicated circuit for electric car charger in garage
- Lush landscaping with trees, flowering shrubs, grasses and cedar fencing

Thoughtful Interiors

- Five bedrooms with a loft area
- Open-concept floorplans featuring soaring 10' ceilings on main and 9' ceilings on basement and upper levels
- Choice of three curated colour schemes: black, grey or white
- Fully finished basements with 2-bedroom legal suite and media room + bath for own use
- Oversized laundry rooms with built-in cabinetry and sink on top floor for easy access
- Durable 6.5" laminate wide plank floors
- Fully trimmed with contemporary, flat stock baseboards and door casings
- Matte black / chrome fixtures and hardware throughout
- Large ENERGY STAR® windows
- High quality Zebra blinds and window screens
- Inviting electric fireplaces with decorative built-in entertainment units
- Generous closet space for ample storage through-out home
- Forced air heating system with air conditioning
- Super-efficient combined gas hot water and space heating system

Master Retreats

- Spacious master bedroom with optional detailed ceilings
- Walk-in closet with solid wood shelving
- 5 pieces Spa-inspired ensuite with hand-set porcelain tile floors

Chef's Kitchens

- Choice of stainless-steel appliances including:
 - 5-burner gas cooktop
 - Built-in stainless-steel fridge
 - ENERGY STAR® dishwasher
- Built-in oven and microwave
- Steam washer and dryer
- Polished quartz countertops and backsplash
- Stainless steel undermount dual-bowl sink featuring single-lever, high-arc faucet with integrated spray function
- Choice of flat-style acrylic cabinets with three colour options
- Floating wood shelving with stainless steel chimney hood fan
- Sleek, undercabinet puck lighting
- Convenient USB port
- Built-in security monitoring screen

Inspired Bathrooms

- Soft-close cabinets and drawers with bold, matte black hardware and accessories
- Matte black or chrome plumbing fixtures
- Polished quartz countertops with backsplash
- Main floor powder room featuring a shiplap wall and vessel sink

Built Proud

- Built by Symbolic Construction Group, a trusted local business with over two decades of experience in lower mainland
- Comprehensive warranty protection by WBI home warranty Canada, including:
 - 2 years coverage for materials and labour
 - 5 years coverage for the building envelope
 - 10 years coverage for the structure

Optional Upgrades

- Whirlpool washer and dryer
- Quartz countertops in laundry with cabinet and clothes rod
- Garburator in kitchen sink
- Desk upgrade in loft area
- Epoxy coated patio deck floors
- Epoxy garage floor
- In-floor heating in master ensuite
- Decorative wallpaper finishing
- Bronze faucet and cabinet pulls in kitchen
- Wireless alarm system
- Tech package including Weiser lock, Nest doorbell and thermostat
- Central vacuum
- Hardwood on main floors
- Shiplap detail on master bedroom ceiling
- Basement bar with beverage fridge, cabinets, shelving, tile and shiplap detail
- Sonos surround sound in living room and rec room
- BBQ quick connect on patio

ALARA II

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SYMBOLIC
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RF-SD

Duplex dwelling with detached garage

Features

- Elevated Exteriors
- Thoughtful Interiors
- Master Retreats
- Chef's Kitchen
- Inspired Bathrooms

Elevated Exteriors

- Duplex homes with a charming blend of farmhouse and craftsman-style architecture
- Durable, beautiful Hardie board siding with duroid shingles roof details
- Fully finished, detached single-car garage with 8' door and two remote openers
- 40-amp, 240 volt dedicated circuit for electric car charger in garage
- Lush landscaping with trees, flowering shrubs, grasses and cedar fencing

Thoughtful Interiors

- Three bedrooms with a Den
- Open-concept floorplans featuring soaring 10' ceilings on main and 9' ceilings on basement and upper levels
- Choice of three curated colour schemes: black, grey or white
- Fully finished basements with open to suite it out for mortgage help.
- Laundry located on top floor for easy access
- Durable 6.5" laminate wide plank floors
- Fully trimmed with contemporary, flat stock baseboards and door casings
- Matte black / chrome fixtures and hardware throughout
- Large ENERGY STAR® windows
- High quality Zebra blinds and window screens
- Inviting electric fireplaces with Decorative built-in entertainment units
- Generous closet space for ample storage through- out homes
- -Rough-in surround sound in kitchen, living room and master bedroom
- Air conditioning and forced air heat
- Super-efficient combined gas hot water and space heating system

Master Retreats

- Spacious Master bedroom with designed ceilings
- Master bedroom with Walk-in closet with solid wood shelving
- Spa-inspired ensuite with dual sink and hand-set porcelain tile floors

Chef's Kitchens

- Choice of stainless-steel appliances including:
 - 5-burner gas range
 - French door refrigerator with bottom-mount freezer drawer
 - ENERGY STAR® dishwasher
- Built-in Panasonic microwave
- Steam washer and dryer
- Polished quartz countertops and backsplash
- Stainless steel undermount dual-bowl sink featuring single-lever, high-arc faucet with integrated spray function
- Choice of flat style Acrylic cabinets with three colour options
- Floating wood shelving with stainless steel chimney hood fan
- Sleek, undercabinet puck lighting
- -Built-in security monitoring screen
- Convenient USB port

Inspired Bathrooms

- Soft-close cabinets and drawers with bold, matte black hardware / chrome and accessories
- Matte black or chrome plumbing fixtures
- Polished quartz countertops with backsplash
- Main floor powder room featuring a shiplap wall and vessel sink

Built Proud

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 - 10 years coverage for the structure

Optional Upgrades

- Whirlpool washer and dryer
- Quartz countertops in laundry with cabinet and clothes rod
- Pantry upgrade in select kitchens
- Desk upgrade in select kitchens
- Epoxy garage floor
- Decorative wallpaper finishing
- In-floor heating in master ensuite
- Bronze faucet and cabinet pulls in kitchen
- Garburator
- Wireless alarm system
- Tech package including Weiser lock, Nest doorbell and thermostat
- Central vacuum
- Hardwood on main floors
- Shiplap detail on master bedroom ceiling
- Basement bar with beverage fridge, cabinets, shelving, tile and shiplap detail
- Sonos surround sound in living room and rec room
- BBQ quick connect on patio

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RF-13

Single family dwelling with double attached garage

Features

- Elevated Exteriors
- Thoughtful Interiors
- Master Retreats
- Chef's Kitchen
- Inspired Bathrooms

Elevated Exteriors

- Single family homes with a charming blend of farmhouse and craftsman-style architecture
- Durable, beautiful Hardie board siding with duroid shingles roof details
- Fully finished, attached double-car garage with 8' door and two remote openers
- 40-amp, 240 volt dedicated circuit for electric car charger in garage
- Lush landscaping with trees, flowering shrubs, grasses and cedar fencing

Thoughtful Interiors

- Six bedrooms with 5.5 bath
- Open-concept floorplans featuring soaring 10' ceilings on main and 9' ceilings on basement and upper levels
- Glass railing with chrome / black trim
- Choice of three curated colour schemes: black, grey or white
- Fully finished basements with 2-bedroom legal suite plus optional 1-bed suite with separate entrance for mortgage help
- Oversized laundry rooms with sink and cabinetry
- Durable 6.5" engineering wood wide plank floors
- Fully trimmed with contemporary, flat stock baseboards and door casings
- Matte black / chrome fixtures and hardware throughout
- Large ENERGY STAR ® windows
- High quality Zebra blinds and window screens
- Inviting electric fireplaces enclosed in custom entertainment unit
- Generous closet space for ample storage throughout homes
- In floor radiant heating throughout with Air conditioning

- Super-efficient combined gas hot water and space heating system
- Epoxy coated patio deck floors with metal glass railing
- Extensive wood finished feature walls in living room and master bedroom
- Intricate light fixtures throughout the home
- Built-in wire shelving in garage
- Large central island with bar sitting

Master Retreats

- Spacious master bedroom with optional designed ceilings
- Walk-in closet with solid wood shelving
- 5 pieces Spa-inspired ensuite with hand-set porcelain tile floors

Chef's Kitchens

- Stainless steel appliances by Fisher Paykel / Jenn Air including:
 - 5-burner gas cooktop
 - Built-in stainless-steel fridge
 - ENERGY STAR ® dishwasher
- Built-in oven and microwave
- Steam washer and dryer
- Fully equipped spice kitchen with pantry
- Polished quartz countertops and backsplash
- Stainless steel undermount dual bowl sink featuring single-lever, high-arc faucet with integrated spray function and built-in Garburator
- Choice of flat-style acrylic cabinets with three color options
- Floating wood shelving with stainless steel chimney hood fan
- Sleek, undercabinet puck lighting
- Convenient USB port
- Built-in security monitoring screen
- Built in speakers

Inspired Bathrooms

- Soft-close cabinets and drawers with bold, matte black / chrome hardware and accessories
- Matte black / Chrome plumbing fixtures
- Polished quartz countertops with backsplash
- Main floor powder room featuring a shiplap wall and vessel sink

Built Proud

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Optional Upgrades

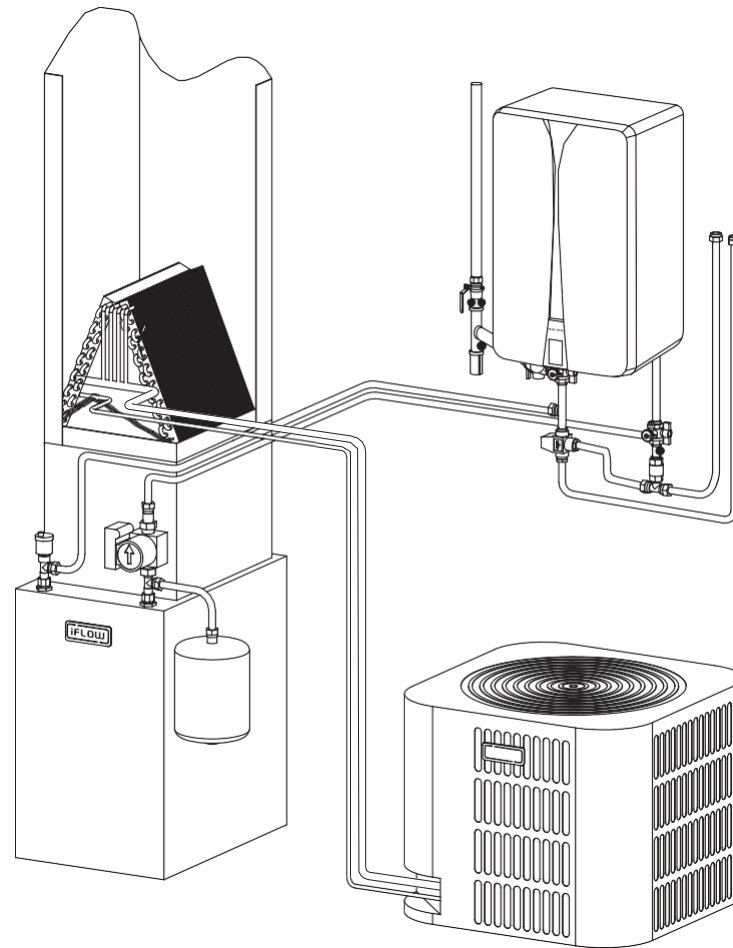
- Whirlpool washer and dryer
- Quartz countertops in laundry with cabinet and clothes rod
- Pantry upgrade in select kitchens
- Desk upgrade in select kitchens
- Epoxy garage floor
- Bronze faucet and cabinet pulls in kitchen
- Wireless alarm system
- Decorative wallpaper finishing
- Tech package including Weiser lock, Nest doorbell and thermostat
- Central vacuum
- Shiplap detail on master bedroom ceiling
- Basement bar with beverage fridge, cabinets, shelving, tile and shiplap detail
- Sonos surround sound in living room and rec room

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Energy Efficient



VISSMANN
Water Heater

iFlow Hybrid Heating System

Combi-System Benefits

Cleaner

The Combi-System decreases sediment build up from water sitting in tanks where it can accrue rust and debris.

Faster

With no water tank to heat up, the Combi-System supplies hot water on demand.

Compact Size

With no need for a separate hot water tank, the Combi-System saves space.

Future Selling Feature

The monthly savings can be an added selling point for future buyers or renters.

Gas Powered

The Combi-System is powered by gas and eliminates the need for the hot water tank that usually accompanies electric-powered models.

More Energy Efficient for Monthly Cost Savings

Combi-Systems are significantly more efficient than traditional models. Which can help you save nearly 50% on your monthly heating bills.

Monthly Cost Comparison

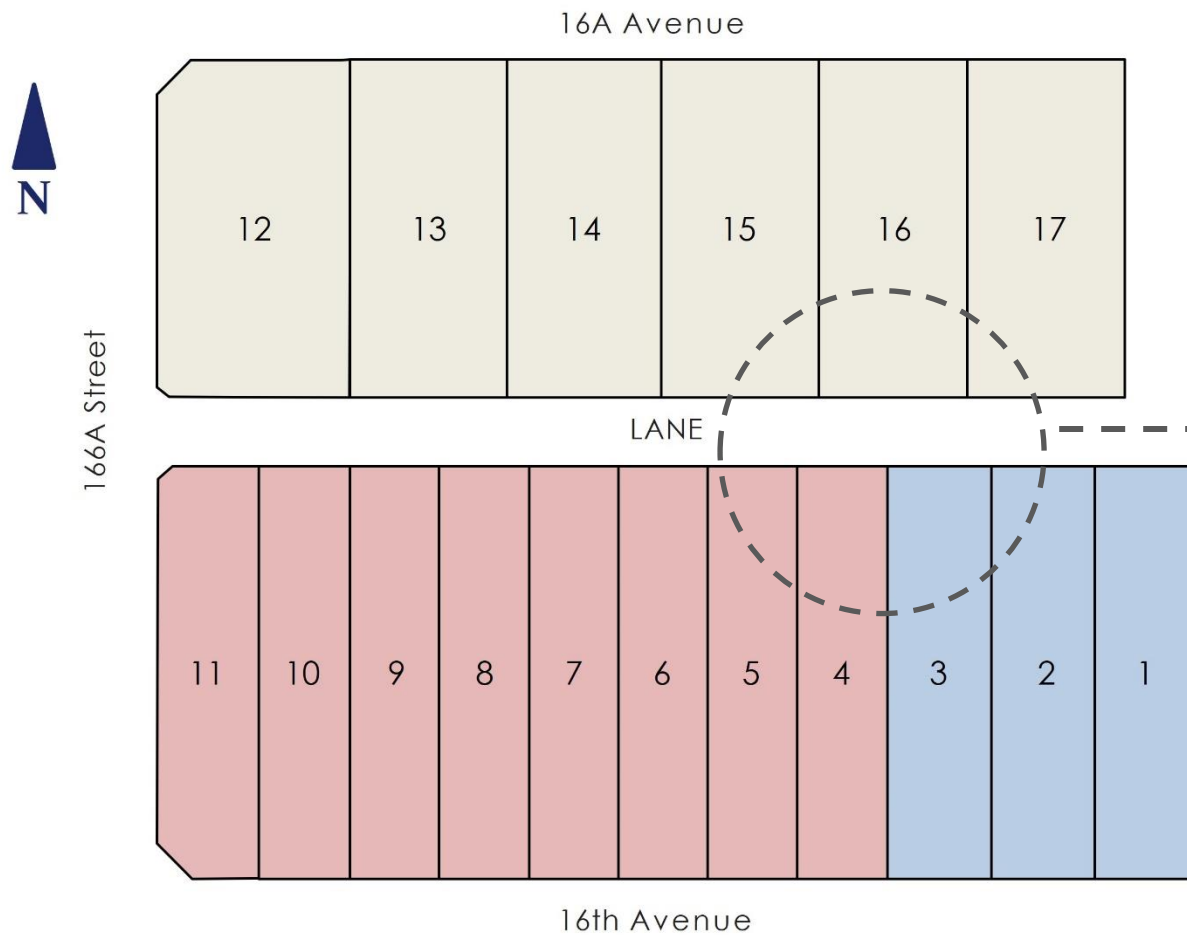
Combi-System	
Power Used	372 kWh
Gas Used	43 GJ
Total Usage Cost	\$434.00

Conventional Forced Air & Hot Water Tank	
Furnace Power	372 kWh
Furnace Gas	42 GJ
Usage Cost	\$425.00
40 gal Hot Water Tank Power	3,252 kWh
Usage Cost	\$398.00
Total Usage Cost	\$823.00



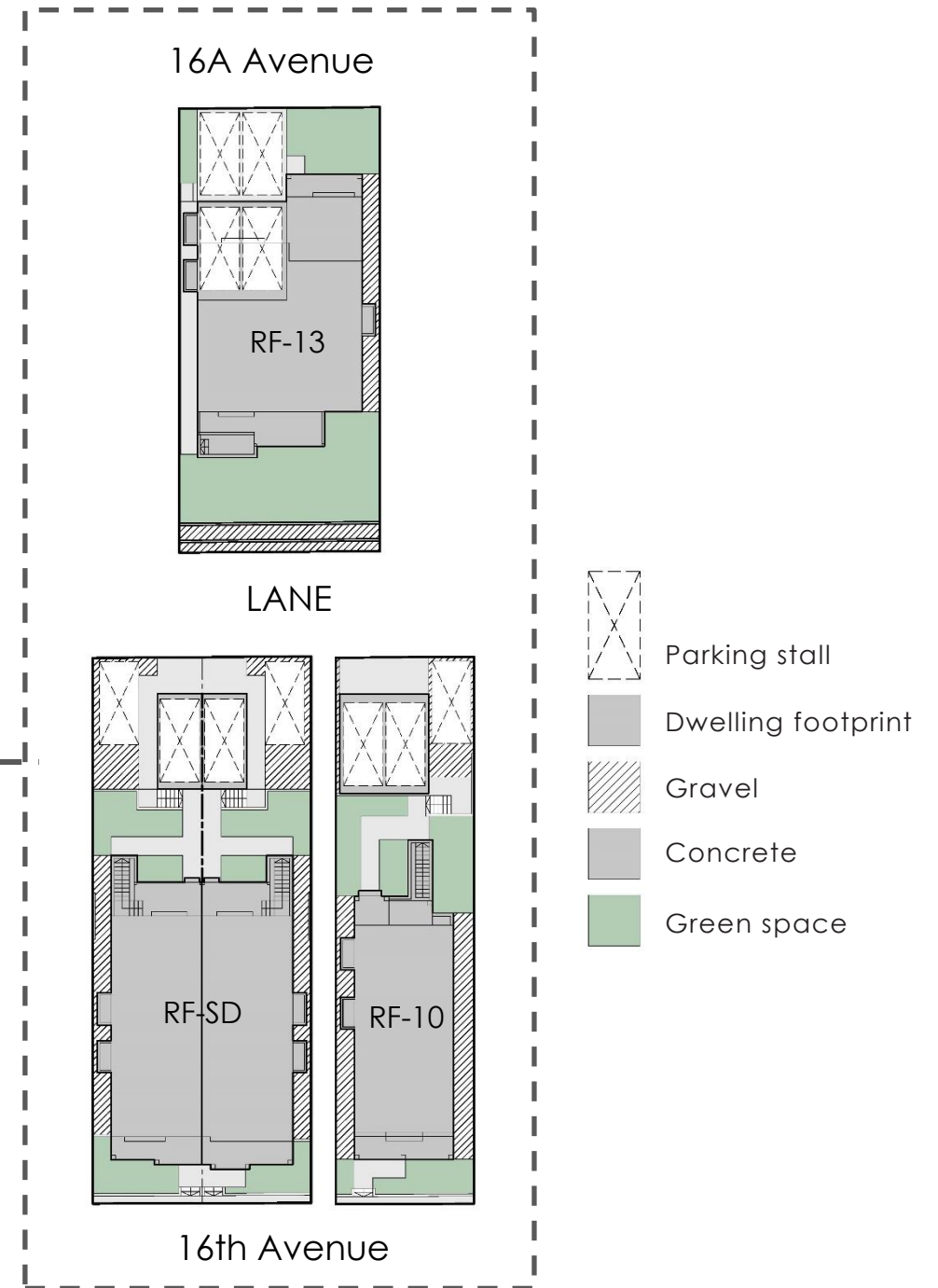
Siteplan

Discover a collection of single-family and duplex dwellings strategically located in South Surrey. Designed for modern families with elegance as its finest.

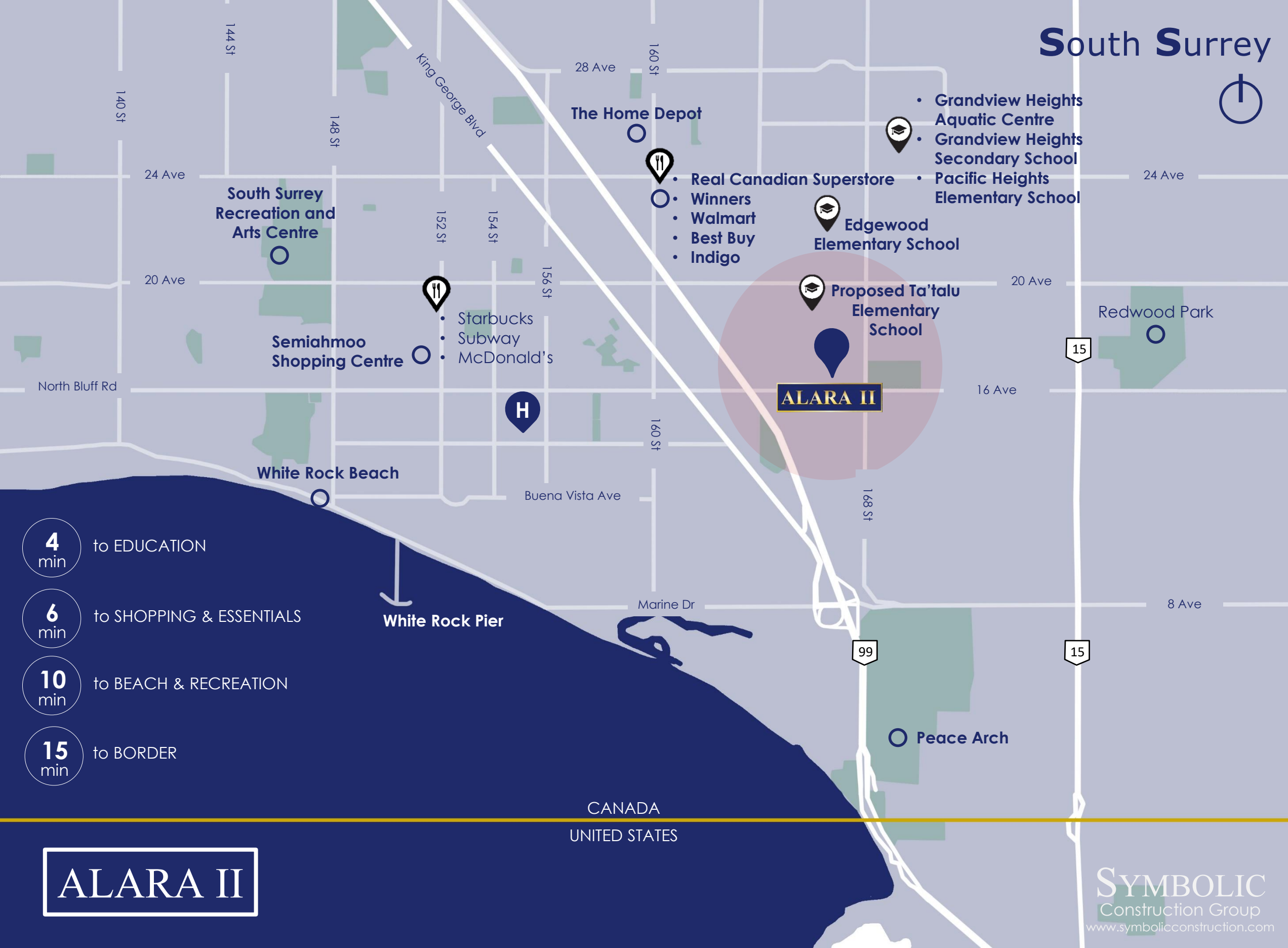


- RF-13 _ Single family dwelling with double attached garage
- RF-SD _ Duplex with single detached garage
- RF-10 _ Single family dwelling with double detached garage

ALARA II



South Surrey



- 4 min** to EDUCATION
- 6 min** to SHOPPING & ESSENTIALS
- 10 min** to BEACH & RECREATION
- 15 min** to BORDER

ALARA II



EDGEWOOD ELEMENTARY SCHOOL
4 min Drive

Image taken from: <https://www.thinkspace.ca/projects/k-12/edgewood-elementary-school/>



WHITE ROCK PIER
9 min Drive

Image taken from: <https://karicelighting.com/projects/civic-cultural/white-rock-pier-lights/>



GRANDVIEW HEIGHTS SECONDARY SCHOOL
5 min Drive

Image taken from: <https://surreylearningbydesign.ca/student-learning-plans/grandview-heights-secondary>



GRANDVIEW HEIGHTS AQUATIC CENTRE
5 min Drive

Image taken from: <https://www.westernarchib.com/projects-case-studies/grandview-heights-aquatic-centre>

RF-10

SINGLE FAMILY DWELLING
WITH DOUBLE DETACHED
GARAGE

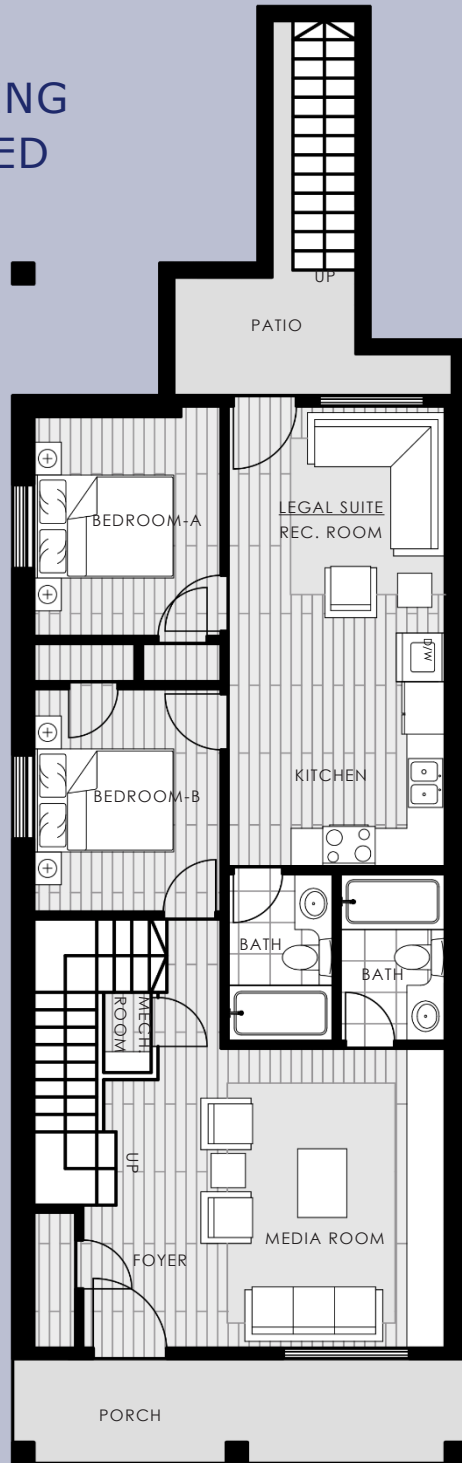
Legal suite
(561sq ft)
2 Bedroom
1 Bath

Main dwelling
(2346 sq ft)
3 Bedroom
3,5 Bath

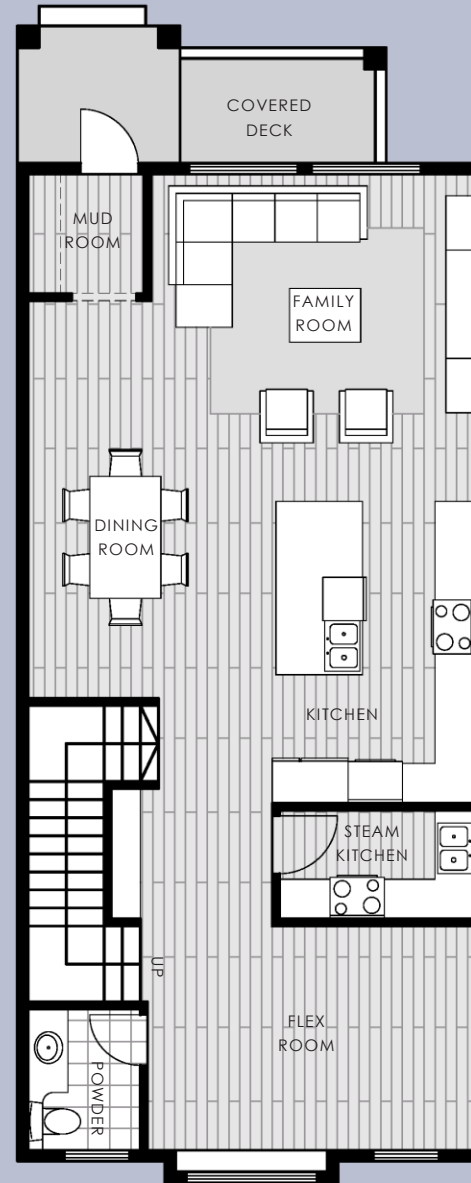
Covered deck
98 sq ft

TOTAL DWELLING AREA
3327 sq ft Incl. garage

Detached garage
(420 sq ft)



Lower 993 sq ft



Main 993 sq ft



Top 921 sq ft

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RF - SD

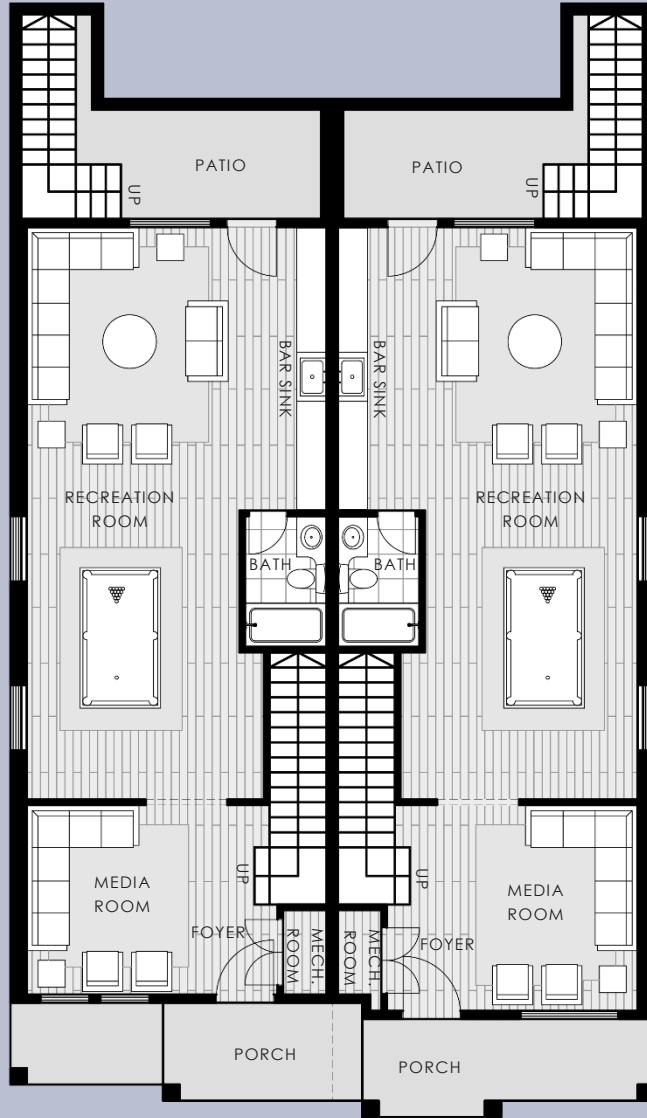
DUPLEX WITH SINGLE DETACHED GARAGE

Main dwelling
(2832 sq ft)
3 Bedroom
3,5 Bath

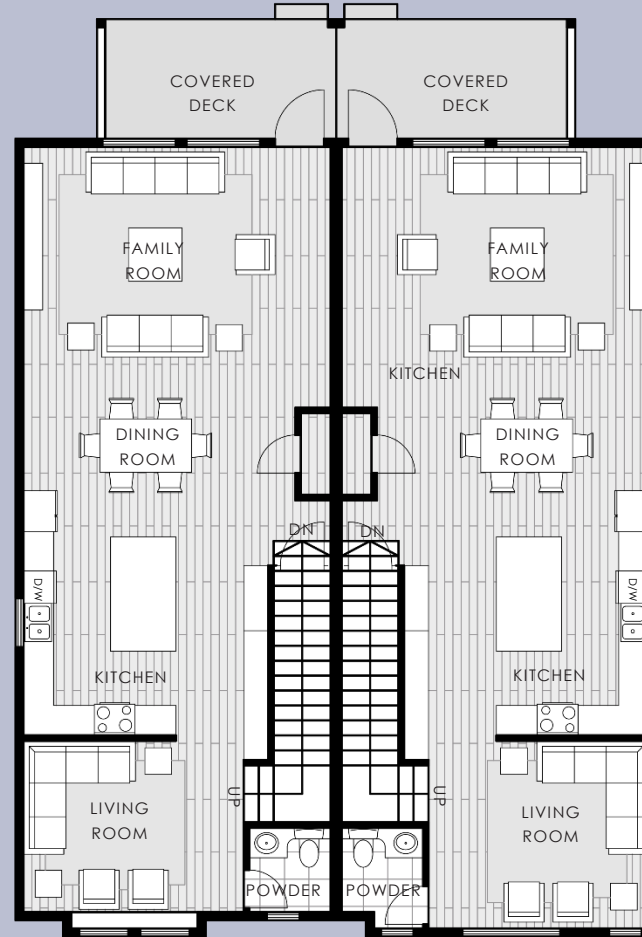
Covered deck
107 sq ft

TOTAL DWELLING AREA
3032 sq ft. Incl. garage

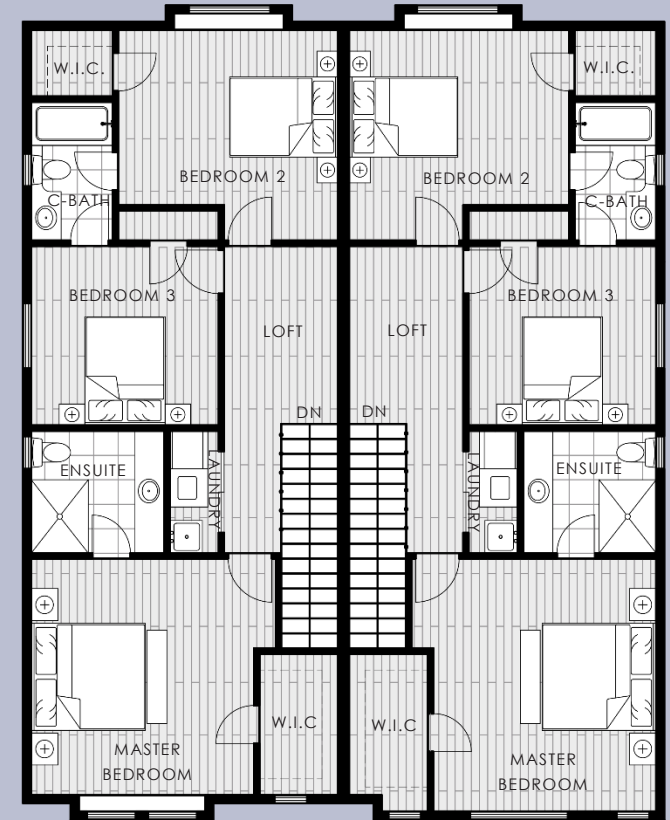
Detached garage
(200 sq ft)



Lower 960 sq ft



Main 960 sq ft



Top 912 sq ft

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SINGLE FAMILY DWELLING WITH DOUBLE ATTACHED GARAGE

Legal suite
(801sq ft)
2 Bedroom
1 Bath

Main dwelling
(3287 sq ft)
4 Bedroom
4,5 Bath

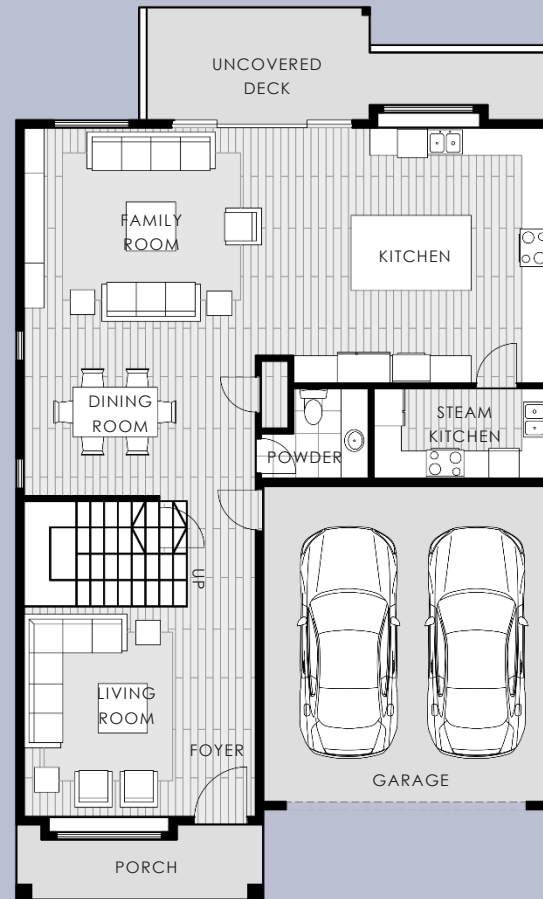
Uncovered deck
177 sq ft

TOTAL DWELLING AREA
4508 sq ft. Incl. garage

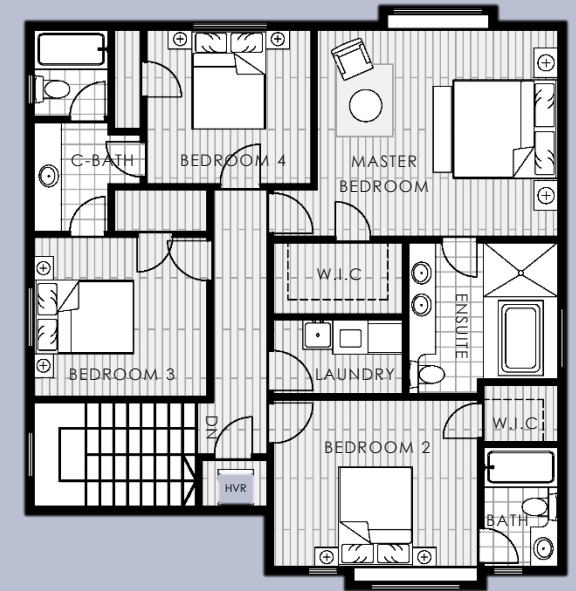
Attached garage
(420 sq ft)



Lower 1662 sq ft



Main 1243 sq ft



Top 1183 sq ft

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